



State of Rhode Island
Coastal Resources Management Council
 Oliver H. Stedman Government Center
 4808 Tower Hill Road, Suite 3
 Wakefield, RI 02879-1900

(401) 783-3370
 Fax (401) 783-2069

APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location <u>649 Waterfront Drive, East Providence</u> <small style="display: flex; justify-content: space-between; width: 100%;"> No. Street City/Town </small>	File No. (CRMC USE ONLY) <div style="text-align: center; color: blue; font-weight: bold;">2021-08-011</div>
Owner's Name RI Waterfront Enterprises, LLC	Plat: 007 Lot(s): 003
Mailing Address <u>564 South Water Street</u> <small style="display: flex; justify-content: space-between; width: 100%;"> City/Town Providence State RI Zip Code 02903 </small>	Contact No.: 401-829-7225 Email Address: melissa@riwaterfrontenters.com
Contractor RI Reg. # _____ Address _____	Email address: _____ Tel. No. _____
Designer See attached Address <small>1330 Enclave Parkway, Suite 200, Houston, TX 77077</small>	Tel. No. 631-987-6710
Name of Waterway Providence, RI	Estimated Project Cost (EPC): _____ Application Fee: _____
Describe accurately the work proposed. (Use additional sheets of paper if necessary and attach this form.) See attached	

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?
 (If so please provide the file and/or assent numbers): _____

Is this site within a designated historic district? YES NO

Is this application being submitted in response to a coastal violation? YES NO

If YES, you must indicate NOV or C&D Number: _____

Name/ mailing addresses of adjacent property owners whose property adjoins the project site. Accurate mailing addresses will insure proper notification. _____ Applicant **must** initial to certify accuracy of adjacent property owners and accuracy of mailing addresses.

See attached

STORMTOOLS (<http://www.beachsamp.org/resources/stormtools/>) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury.

08/04

Melissa Marto

Owner's Signature (sign and print)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM

Received
 8/4/2021
 Coastal Resources
 Management Council

STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

The applicant understands the above conditions and agrees to comply with them.

Melissa Martin
Signature

7/18/21
Date

Melissa Martin, 564 S Water St. PVD, RI 02903
Print Name and Mailing Address



City of East Providence Assessment Division

ASSESSMENT DIVISION

145 TAUNTON AVENUE

EAST PROVIDENCE, RHODE ISLAND 02914-4505

PHONE (401) 435-7574 EMAIL assessor@eastprovidence.org

JUN 23 2021

Roberto L. DaSilva
Mayor

CITY OF EAST PROVIDENCE
Sarah Frew
Tax Assessor

Proof of Ownership Form

Date: June 23, 2021

TO WHOM IT MAY CONCERN:

According to our records, as of December 31, 2020 the property located at 649 WATERFRONT DR
is owned by: RI WATERFRONT ENTERPRISES LLC The property is also known as

Map: 007 01 003.00
1

Land: \$ 5,495,600

Building: \$ -

Total: \$ 5,495,600

Legal use questions should be referred to the Building Inspector's Office at 435-7722.

Current, and past, tax bill questions should be referred to the Treasury Division at 435-7544.

Signed:

50% preconsumer content 10% postconsumer content

PRINTED ON RECYCLED PAPER

PHONE (401) 435-7574

Received
8/4/2021
Coastal Resources
Management Council

TO: **Coastal Resources Management Council**
4808 Tower Hill Road Suite 3
Wakefield, RI 02879
Phone: (401) 783-3370



FROM: Building Official DATE: 6/28/21

SUBJ: Application of: RI Waterfront Enterprises

Location: The South Quay

Address: 649 Waterfront Drive East Providence RI 02914 Plat No. 7, Blk 1 Lot No. 3

To Construct: Construction of the South Quay Marine Terminal

I hereby certify that I have reviewed _____ foundation plan(s).
_____ plan(s) for entire structure
_____ site plans

Titled: _____

Date of Plan (last revision): 6/24/2021

_____ and find that the issuance of a local building permit is not required as in accordance with Section _____ of the Rhode Island State Building Code.

and find that the issuance of a local building permit is required. I hereby certify that this permit shall be issued once the applicant demonstrates that the proposed construction/activity fully conforms to the applicable requirements of the RISBC.

_____ and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

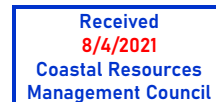
and find that a Septic System Suitability Determination (SSD) need not be obtained from the RI Dept. of Environmental Management.

and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. The Zoning Board approval shall expire on _____.

Robert Walker 7/16/2021 EOB
Building Official's Signature Date

and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final.

[Signature] JULY 16, 2021
Zoning Officer's Signature Date
Executive Director
East Providence Waterfront Commission



RI CRMC COASTAL HAZARD APPLICATION WORKSHEET

APPLICANT NAME: Rhode Island Waterfront Enterprises

PROJECT SITE ADDRESS: 649 Waterfront Drive, East Providence, RI

STEP 1. PROJECT DESIGN LIFE

- A. For properties in a FEMA-designated **A** or **X** Zone, provide the first floor elevation (FFE) of the proposed structure referenced to NAVD88, **OR** For properties in a FEMA-designated **V** or **Coastal A** Zone, please provide the elevation of the lowest horizontal structural member (LHSM) referenced to NAVD88. FFE N/A ft
OR
LHSM elevation ft
- B. How long do you want your project to last? Identify the expected design life for the project (CRMC recommends a **minimum of 30 years**) Design Life: 30 yrs
- C. Add the number of years you identified in 1B to the current year. (For example, if you are completing this form in the year 2020, and you want your project to last 30 years, your design life year will be 2050.) Design Life Year: 2021
- D. **CHECK** beneath the sea level rise (SLR) projection that matches or comes closest to project design life year.

Year	2020	2030	2040	2050	2060	2070	2080	2090	2100
SLR	1.05	1.67	2.33	3.25	4.20	5.35	6.69	8.14	9.61
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Sea Level Rise (SLR) Projections (Feb. 2017). NOAA High Curve, 83% Confidence Interval. Newport, RI Tide Gauge. All values are expressed in feet relative to NAVD88. <http://www.corpsclimate.us/ccaceslcurves.cfm>

NOTE: The STORMTOOLS sea level rise scenarios depict how high the water will be above the average height of the daily high tide over the 19-year period between 1983 and 2001. There have been between 4 and 5 inches of sea level rise in Rhode Island since then. The higher modeled water level accounts for the uncertainties in ice sheet and ocean dynamics.

STEP 2. SITE ASSESSMENT

- A. Open *RICRMC Coastal Hazard Mapping Tool*. Following the tutorial along the left side of the screen, enter the project site address and turn on the sea level layer closest to the number you circled in 1D.
- B. **ENTER** the STORMTOOLS SLR map layer closest to the SLR value you checked in Step 1D above. If the value falls between the available STORMTOOLS SLR map layers, round up to the closest of these sea level rise (SLR) numbers: 1ft, 2ft, 3ft, 5ft, 7ft, 10ft, or 12ft 5 ft
- C. Does the STORMTOOLS SLR map layer you circled above expose your project site to future tidal inundation? **CHECK YES or NO** YES
 NO
- D. List any **roads or access routes** that are potentially inundated from SLR. To do this, ZOOM OUT from your project location, change BASEMAP on the viewer to "street view" – see Step 2A.

Waterfront Drive

****Please be advised that CRMC staff may also review the implications of sea level rise in combination with nuisance storm flooding and discuss these potential project concerns with the applicant. Nuisance flooding impacts may be viewed in STORMTOOLS [here](#).**

STEP 3. STORMTOOLS DESIGN ELEVATION (SDE)

- A. Based on the project location, CHECK the SDE Viewer for your site, and open the corresponding tab in Mapping Tool:
 - South Coast SDE Viewer: Napatree to Pt. Judith
 - Narragansett Bay SDE Viewer: North and East of Pt. Judith
- B. Follow the tutorial included along the left panels of the viewer to enter the address of your project site. Select the tab across the top that corresponds to the sea level rise projection you identified in STEP 1
- C. Click on the map at project site to identify **STORMTOOLS Design Elevation (SDE)** from the pop up box. **Enter the SDE value:** 23.8 ft

RI CRMC COASTAL HAZARD APPLICATION WORKSHEET

STEP 4. SHORELINE CHANGE

A. Using the [CRMC Shoreline Change maps](#), indicate the transect number **Transect Number: 1165** closest to your site, and erosion rate listed for that transect. **Erosion Rate: 0** **ft/year**

B. **CHECK** below the Projected Erosion Rate that corresponds to the design life you identified above.

Year	2050	2060	2070	2080	2090	2100
Projected Future Erosion Multiplier	1.34	1.45	1.57	1.70	1.84	2.00
	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Projected Shoreline Change Rate multipliers. (Oakley et al., 2016)

C. COMPLETE EROSION SETBACK CALCULATION:

Historic shoreline change rate, STEP 4A	Design Life, STEP 1C	Projected Future Erosion Multiplier, STEP 4B	Erosion Setback (ft) 4A x 1C x 4B
0	X 30	X 1.34	= 0

NOTE: Setbacks are required per the [CRMC Red Book, Section 1.1.9](#). **A minimum setback of 50-feet is required**, but a greater setback may be necessary and/or desirable based on this analysis.

STEP 5. CERI & OTHER SITE CONSIDERATIONS

A. If you live in a community where a Coastal Environmental Risk Index (CERI) has been completed (Barrington, Bristol, Charlestown, Narragansett, South Kingstown, Warren, Warwick, Westerly), **CHECK** the level of projected damage to your location, as indicated on the map that corresponds to the design life identified in STEP 1.

CERI Level: **Moderate** **High** **Severe** **Extreme** **Inundated by 2100** **Not applicable**

B. Consider and discuss with your design consultant other forces or factors that might impact the development, such as coastal habitats, shoreline features, public access, wastewater, storm water, depth to water table/groundwater dynamics, saltwater intrusion, or other issues not listed above. In addition, pressure from rising sea levels will result in rising subsurface groundwater levels ultimately effecting wells and septic systems.

STEP 6. LARGE PROJECTS

This step is for Large Projects and Subdivisions only, six (6) or more units, as defined by the CRMC Red Book Section 1.1.6.I(1)(f). This step may be skipped for other projects.

A. Use the Sea Level Affecting Marshes Model (SLAMM) Maps to assess potential impacts to large projects and subdivisions from salt marsh migration resulting from projected sea level rise. CRMC SLAMM maps can be accessed [here](#). **YES** **NO**

The CRMC recommends using the 5-foot SLR projection within SLAMM to assess future potential project impacts on migrating marshes. Does the SLAMM map that corresponds to the design life you identified in STEP 1 expose your project site to future salt marsh migration? **CHECK YES or NO**

STEP 7: DESIGN EVALUATION

A. Using Chapter 7 of the RI Shoreline Change SAMP as a guide, investigate mitigation options for the exposure identified above and include that in the final application.

This fully completed Coastal Hazard Application Guidance worksheet must accompany the application. If you are a design or engineering professional, please print and sign here that you have discussed the findings of this worksheet with the Owner.

DESIGN/ENGINEER SIGNATURE: _____

DATE: 7/19/21



OWNER'S SIGNATURE: Melissa Mante

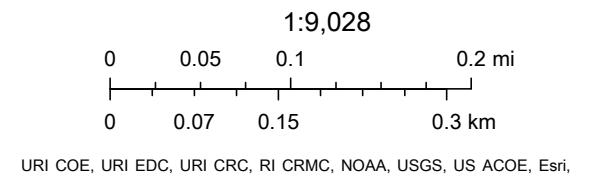
DATE: 7/18/21

STORMTOOLS -South Quay 5 ft sea level rise



5/13/2021

-  Will 3-FEET of SEA LEVEL RISE affect my property?
-  Will 5-FEET of SEA LEVEL RISE affect my property?



STORMTOOLS 3 ft Sea Level rise

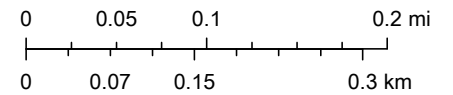


5/13/2021

 Will 3-FEET of SEA LEVEL RISE affect my property?



1:9,028

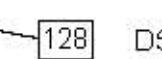



URI COE, URI EDC, URI CRC, RI CRMC, NOAA, USGS, US ACOE, Esri,

NARRAGANSETT BAY, RHODE ISLAND: Providence, Fox Point

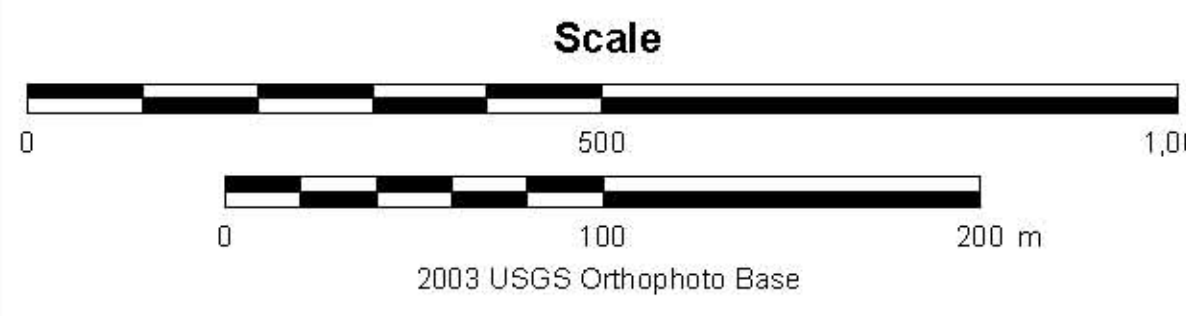
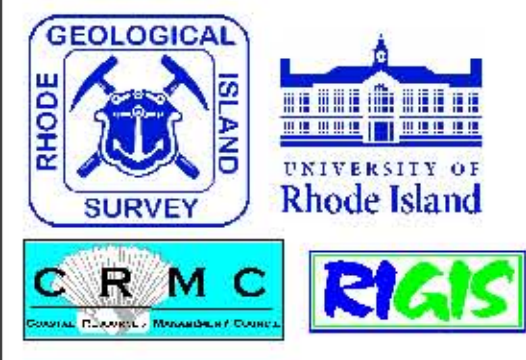
SHORELINE CHANGE 1939-2003
Rachel E. Hehre and Jon C. Boothroyd

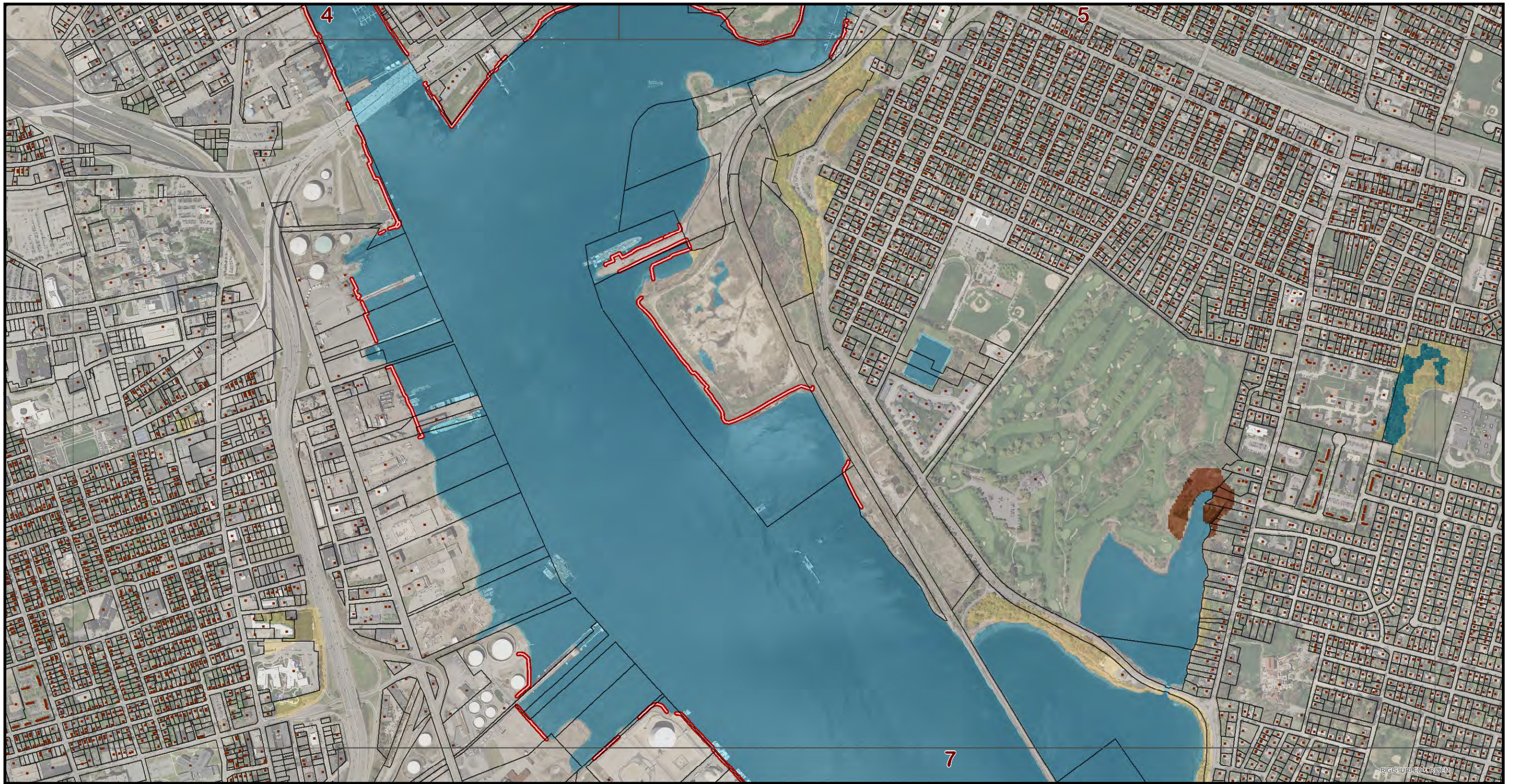
EXPLANATION

DIGITAL SHORELINE ANALYSIS
 DSAS Transect
 Baseline

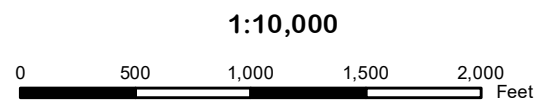
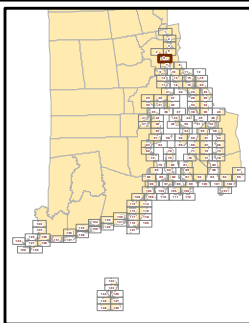
SHORELINE
 High Water Lines
 1939
 1975
 2003

SHORELINE CHANGE
 End Point Distance **27.5 ft**
 8.4 m
 End Point Rate **0.4 ft**
 0.13 m





Map 6



This map is not the product of a professional land survey. It was created for general reference, informational, planning, and guidance use, and is not a legally authoritative source as to the location of natural or manmade features. No warranty is expressed or implied, related to the spatial accuracy, reliability, completeness, or currentness of this map.

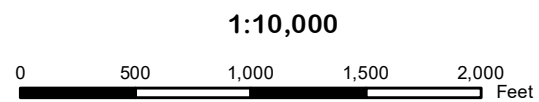
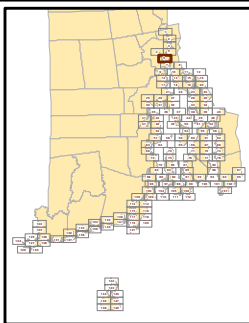
- | | |
|--------------------|--------------------------------|
| Developed Upland | Salt Marsh |
| Undeveloped Upland | Brackish Marsh |
| Rocky Intertidal | Scrub/Shrub Transitional Marsh |
| Beach | Fresh Marsh |
| Tidal Flat | Hardened Shores |
| Open Water | Buildings |
| Swamp | Parcel Boundaries |
| Tidal Creek | |

Tidal Marsh Vulnerability Analysis: Current Condition





Map 6



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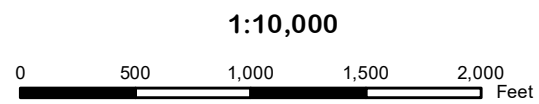
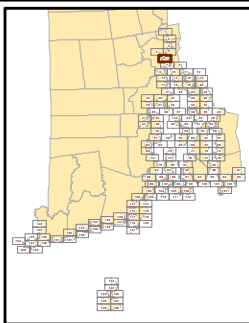
- Potential Marsh Zone
- Persistent Marsh Zone
- Potential Marsh Loss
- Open Water and Tidal Flat
- Current Fresh Wetlands
- Protected Open Space
- Hardened Shores
- Buildings
- Parcel Boundaries
- Developed Land
- CRMC Coastal Barriers

Tidal Marsh Vulnerability Analysis: One Foot Sea Level Rise Model
















Map
6



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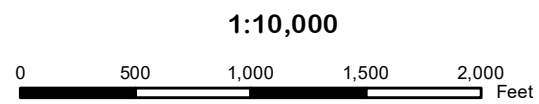
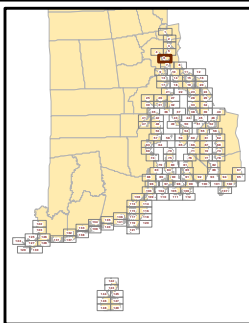
-  Potential Marsh Zone
-  Persistent Marsh Zone
-  Potential Marsh Loss
-  Open Water and Tidal Flat
-  Current Fresh Wetlands
-  Protected Open Space
-  Hardened Shores
-  Buildings
-  Parcel Boundaries
-  Developed Land
-  CRMC Coastal Barriers

Tidal Marsh Vulnerability Analysis: Three Foot Sea Level Rise Model





Map
6



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- Potential Marsh Zone
- Persistent Marsh Zone
- Potential Marsh Loss
- Open Water and Tidal Flat
- Protected Open Space
- Hardened Shores
- Buildings
- Parcel Boundaries
- Developed Land
- CRMC Coastal Barriers

Tidal Marsh Vulnerability Analysis: Five Foot Sea Level Rise Model

